119.0	0006	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,500 /	935,500
					USE VALUE:	935,500 /	935,500
					ASSESSED:	935,500 /	935,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VISWESWARAIAH JYOTHSNA &
Owner 2:	HOLI VENKET R
Owner 3:	
Street 1:	7 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPEARS SEAN R & LYNNE A -
Owner 2:	-
Street 1:	7 MOHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2590 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8373.000	465,700		469,800	935,500
Total Card	0.192	465,700		469,800	935,500
Total Parcel	0.192	465,700		469,800	935,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.25 | /Parcel: 361.25

Legal Description

User Acct 77240

GIS Ref

GIS Ref

Insp Date 08/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 119.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,700	0	8,373.	469,800	935,500		Year end	12/23/2021
2021	101	FV	378,600	0	8,373.	469,800	848,400		Year End Roll	12/10/2020
2020	101	FV	378,600	0	8,373.	469,800	848,400	848,400	Year End Roll	12/18/2019
2019	101	FV	310,700	0	8,373.	469,800	780,500	780,500	Year End Roll	1/3/2019
2018	101	FV	310,900	0	8,373.	402,700	713,600	713,600	Year End Roll	12/20/2017
2017	101	FV	310,900	0	8,373.	375,900	686,800	686,800	Year End Roll	1/3/2017
2016	101	FV	306,200	0	8,373.	322,200	628,400	628,400	Year End	1/4/2016
2015	101	FV	275,800	0	8,373.	288,600	564,400	564,400	Year End Roll	12/11/2014

!9280!

PRINT

Date	Time
12/30/21	08:47:48

LAST REV

Date	Time
08/12/21	16:38:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPEARS SEAN R &	68102-416		9/28/2016		750,000	No	No		
KEUSSEYAN KHORE	60112-310		9/28/2012		553,000	No	No		
CRISTOFORI HARV	28556-483		5/8/1998		287,500	No	No		Y

USER DEFINED

Prior Id # 1:	77240
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2020	1218	Addition	107,200	O				
3/16/2017	274	Fireplac	4,100	C				
8/18/2014	1023	Redo Bat	15,000		8/18/2014			Bathroom remodel.
4/22/2013	577	Manual	1,733	C				
12/7/2012	1609	New Wind	4,168	C				
6/8/2010	595	Wood Dec	16,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2021	Permit Visit	DGM	D Mann
8/27/2018	MEAS&NOTICE	BS	Barbara S
3/29/2017	SQ Returned	MM	Mary M
8/18/2014	Info Fm Prmt	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
4/17/2009	Meas/Inspect	163	PATRIOT
4/15/2000	Inspected	270	PATRIOT
2/14/2000	Measured	268	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8373		Sq. Ft.	Site		0	70.	0.80	4									469,832						469,800	

Total AC/HA:	0.19222	Total SF/SM:	8373	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,832	Spl Credit		Total:	469,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21879745
Const Adj.:	1.06039381
Adj $ / SQ:	122.779
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522101
Depreciation:	56387
Depreciated Total:	465714

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

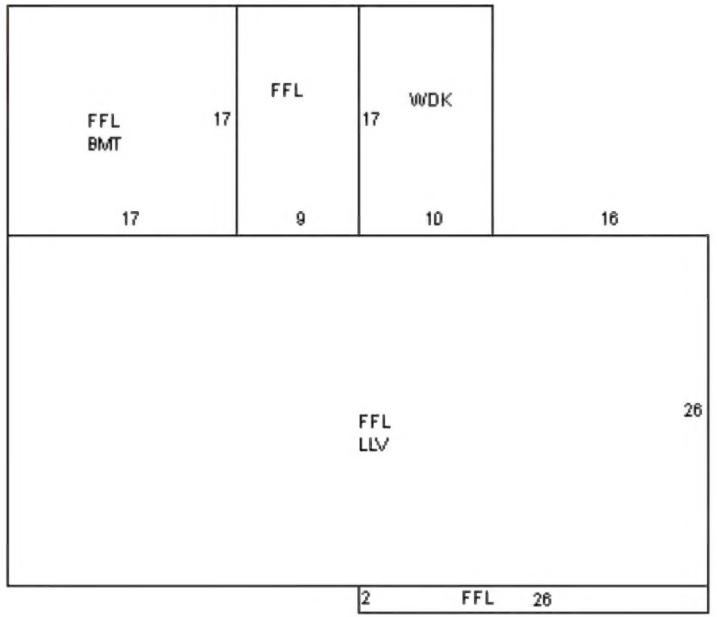
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.06
Special Features:	0	Val/Su Net:	127.34
Final Total:	465700	Val/Su SzAd	252.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,846	122.780	226,649
LLV	Lower Level	1,352	83.360	112,701
BMT	Basement	289	36.830	10,645
WDK	Deck	170	12.600	2,142

Net Sketched Area:	3,657		Total:	352,137	
Size Ad	1846	Gross Area	3657	FinArea	2590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	55	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	